

June 26, 2001

The Salisbury Planning Board held its regular meeting on Tuesday, June 26, 2001, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Eldridge Williams, Fred Dula, Elaine Stiller, Rodney Queen, Sean Reid, Jeff Smith, Leigh Ann Loeblein, Lou Manning, Ken Mowery

ABSENT: John Daniels, Brian Miller, DeeDee Wright

STAFF: Harold Poole, Patrick Kennerly, Dan Mikkelson, Hubert Furr, Janice Hartis

The meeting was called to order by Vice Chairman Dula. The minutes of June 12, 2001, were approved as published.

BIKEWAYS

Mr. Poole began the presentation by reminding the board that one of their 2001-2002 goals was the preparation of a bike route plan for the city, with input from bicycle clubs, greenway committee, and other bicycle users. Mr. Poole had included in the agenda packet a complete list of the Planning Board goals for FY 01-02, information from the Salisbury Vision 2020 Comprehensive Plan listing five policies dealing with bikeways, and an article from the Oregon Department of Transportation on the importance of bicycling and walking.

Dan Mikkelson, City Engineer, noted that our Thoroughfare Plan is one of the first plans in the state that included a bicycle overlay. The N. C. Department of Transportation has an office of bicycle and pedestrian transportation. One of the services they provide is to help communities create bicycle route maps, publish those maps, and post signs along those routes to be used for bike routes.

Bicycle route mapping is not the same as bicycle planning. It's just one of the first steps that you would take in bicycle planning. A bicycle route map is basically an inventory of your existing bicycle conditions and identifies roads that are desirable for bicyclists to use. DOT has a staff member that will work with us to publish maps and fund the signing along the road. This is the first step to kick off our bicycle planning efforts.

Dan introduced several support groups at today's meeting. The city has a Greenway Committee which is an official committee of the Parks and Recreation Department. The staff liaison is Gail Elder White who is the city's Parks and Recreation director. There is now a bicycle club that has monthly meetings and weekly rides. The staff liaison for the bike club is Paul Moore. Kathryn Clifton, GIS Coordinator with the city, will be available to help with the mapping process.

What he is asking of the Planning Board today is volunteers to serve on a committee. Sometime in July that committee will be called into action for a meeting with DOT and with our user groups to begin the process of the bicycle route mapping. Once the bicycle route map has

been prepared, then the Planning Board will be the official group that will recommend the map to City Council for their approval. This committee will also serve in the future with additional tasks that have not been identified at this point which will lead to the more comprehensive bicycle plan and policies similar to what we have in the Salisbury 2020 Comprehensive Plan.

Gail Elder White thanked the Planning Board for putting this in their goals. As the representative for the Greenway Committee, this is something that has been important to them in making the greenway connect to other things within the community and to make the city more pedestrian and bike friendly.

Paul Moore, Recreation Programmer for the Salisbury Civic Center, and Jerry Shelby, representing the bicycle club, were present to indicate their support. There are approximately 25 members in the local bicycle club. They offered their help in the bicycle route planning. Mr. Shelby stated that one of the objectives of the bike club is to appeal to all skill levels. One of the things he encouraged the Planning Board to consider is the safety of the riders. He has found there are no laws that will investigate a bicycle accident. Neither the Sheriff's Department nor the Highway Patrol say this is within their authority. He also asked that the leash laws within the city and county be enforced.

Fred Dula, Sean Reid, Eldridge Williams and Lou Manning volunteered to serve on this committee. Formal appointment will be made by the Chairman.

COMMITTEE REPORTS

(a) Z-12-01 Kevin Wilson, I-85 from Park Avenue to Bringle Ferry Road – Sean Reid gave the committee report. Committee members discussed the configuration and accessibility of the nine properties included in the request. Also considered was the Towne Creek floodway and floodfringe implications. The committee felt that the area closest to Bringle Ferry Road between Florial Drive and I-85 would be the most suitable for non-residential zoning out of all the property requested for rezoning. The committee is recommending this area be rezoned to B-1 Office Institutional and that the remaining properties remain in its present R-6 Two Family Residential zoning. Following discussion, Sean moved to accept the committee report and to recommend the rezoning as indicated in the report. The motion was seconded by Lou Manning with all members voting AYE.

(b) Legislative Committee – Sean Reid gave the committee report. The committee discussed three issues: larger ground sign for only one or two stores in commercial group developments; carry-out/delivery restaurants; and accessory structures.

Larger ground signs – The current sign requirements are intended for shopping centers that have at least three stores and is insufficient to handle commercial group developments with just one or two stores. The present ordinance states that 40 percent of a sign must identify the name of the center and cannot contain the name of any of the shops. The remaining 60 percent of the sign could be used to identify shops or stores, though each shop or store sign could not have less than five square feet or more than ten square feet. This means that the proposed Super Wal-Mart sign would have to have a “center name” and couldn't have the name of Wal-Mart except on a small tag sign that could be no less than five nor more than ten square feet. That seemed to be

insufficient for a store that is going to be greater than 200,000 square feet in size. The committee is recommending the following:

<u>“Minimum Size of Store or Stores</u>	<u>Maximum Size of Sign</u>	<u>Maximum Height</u>
>200,000 sq. ft.	120 sq. ft.	25 ft.
100,000-200,000 sq. ft.	100 sq. ft.	20 ft.
50,000-100,000 sq. ft.	80 sq. ft.	20 ft.
<50,000 sq. ft.	60 sq. ft.	15 ft.

Additional requirement: at least 60% of the sign shall name the store(s)”

Sean Reid moved to accept the committee report and to recommend the above changes be added to Section 9.06 Special Sign Provisions of the Zoning Ordinance. The motion was seconded by Leigh Ann Loeblein. Jeff Smith was concerned with the maximum height being proposed. The motion carried with all members voting AYE except Jeff Smith who voted NAY.

Carry-out/delivery restaurants – There is no classification for these type restaurants. The existing classifications we have are standard restaurant (including cafeteria and delicatessen), fast food restaurant and drive-in restaurant. The committee felt the carry-out/delivery restaurants are more like standard restaurants and should be added to the “restaurant, standard; cafeteria, delicatessen” permitted use. This use would be permitted in the B-CS, B-2, B-RT, B-4, B-5, B-6, and B-7 districts. Sean Reid moved to accept the committee report and to recommend that the permitted use read “restaurant, standard; cafeteria, delicatessen, carry-out/delivery.” The motion was seconded by Leigh Ann Loeblein. Jeff Smith was concerned that this type of restaurant could be located in some of our neighborhoods which are zoned B-CS. It may fit in some areas zoned B-CS, but he’s concerned about the areas where it wouldn’t fit. The motion carried with all members voting AYE except Jeff Smith who voted NAY.

Accessory structures in residential districts – Sean Reid reported that the committee is still working on this matter.

(c) Z-14-01 Downtown Salisbury, Inc. (Special Downtown Historic District Committee) – Leigh Ann Loeblein gave a status report. The committee met and discussed the guidelines that have been prepared for an historic district overlay for a commercial district. The committee will next walk the boundaries of the proposed district.

SMARTGROWTH CONFERENCE

Harold Poole gave a brief synopsis of the Regional SmartGrowth conference held June 14 at Horizons Unlimited which was sponsored by Centralina Council of Governments.

COMMENTS

Rodney Queen asked that the Planning Board get started working on one of their 2001-2002 goals dealing with seeking a wider range in housing costs in new subdivisions to include more affordable housing. An area he considers a top priority is trying to come up with subdivisions where you can have affordable housing. We keep pushing away from that goal of

start-up people—first-time buyers. With the cost of developing, we keep pushing the housing costs out of range. When a developer has to include landscaping, sidewalks and other things, this keeps adding to the cost of the development which pushes more people to the county where you don't have those costs. We should really look for a development of affordable housing with the help of subsidies or leniency of standards. We should look at what we can do as a board and city to help builders and developers whereby they we can come up with developments that are geared towards more affordable housing.

Sean Reid indicated that he has seen several cities that require “set asides” in new developments (reserving a portion of the development for moderate-income buyers). This has been done in Chapel Hill. Mr. Queen said that in those instances the developer receives state funding for setting aside a certain portion of the development.

Mr. Reid also asked whether the city could offer incentives to developers in order to create low-income housing. Mr. Poole indicated this is something that a task force could look into. Mr. Queen indicated he would be willing to serve on such a force. Jeff Smith suggested that the old sidewalks committee and/or subdivision committee could start the discussion and make a recommendation back to Council for the possible appointment of a task force. Mr. Poole said that since that committee no longer exists, he will get with the Planning Board chairman about reforming that committee.

There being no further business to come before the Board, the meeting was adjourned.

Vice Chairman

Secretary